

*City of Las Vegas*

**AGENDA MEMO**

PLANNING COMMISSION MEETING DATE: JANUARY 24, 2008

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: GPA-25997 - APPLICANT/OWNER: CITY OF LAS VEGAS

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**\*\* CONDITIONS \*\***

**STAFF RECOMMENDATION:    APPROVAL.**

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**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

This is a request to Amend a portion of the Centennial Hills Sector Plan of the General Plan from L (Low Density Residential), PR-OS (Parks/Recreation/Open Space) and ML (Medium-Low Density Residential) to PF (Public Facilities) on 26.56 acres on the south side of Durango Drive and Juliana Road.

The General Plan Amendment request meets the intent of the policies and objectives of the Las Vegas 2020 Master Plan (Parks Element) and the Centennial Hills Sector Plan; therefore staff recommends approval.

**BACKGROUND INFORMATION**

<b><i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc.</i></b>	
10/20/99	The City Council approved an Amendment to the Master Plan of Streets and Highways (MSH-03-99) to establish the alignment of Durango Drive between Centennial Parkway and Tropical Parkway. This alignment created an S-Curve; the proposed Public Park is located south of this Durango realignment at Juliana Road. The Planning Commission and staff recommended approval of this request.
<b><i>Related Building Permits/Business Licenses</i></b>	
There are no building permits or business licenses related to this request.	
<b><i>Pre-Application Meeting</i></b>	
12/06/07	A Pre-Application Meeting was conducted and informed the applicant of the process required to establish a public park at the above location. It was determined at this time that a General Plan Amendment, Rezoning and a Site Development Plan Review were required for this project. The applicant was also informed that a neighborhood meeting was required for this type of request. The timeframe for submitting the required applications and holding a neighborhood meeting was discussed.
<b><i>Neighborhood Meeting</i></b>	
01/03/08	<p>A neighborhood meeting was held on Thursday, January 3, 2008 at the Centennial Hills Community Center, Meeting Room #4 (room #116). The applicant, one member of staff and five members of the public were in attendance. Comments and concerns were the following:</p> <ul style="list-style-type: none"> <li>• A majority of the residents were in favor of this public park, one resident was opposed to this request</li> <li>• One of the residents in favor of this public park, requested tree buffers for the houses along the western portion of this park.</li> </ul>

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<b>Details of Application Request</b>	
<b>Site Area</b>	
Gross Acres	26.56

<b>Surrounding Property</b>	<b>Existing Land Use</b>	<b>Planned Land Use</b>	<b>Existing Zoning</b>
Subject Property	Vacant	L (Low Density Residential), PR-OS (Parks/Recreation/Open Space), and ML (Medium-Low Density Residential)*	U (Undeveloped) and R-E (Residence Estates)
North	Vacant	TC ( Town Center)	SX-TC (Suburban Mixed Use)
South	Vacant, Single Family Residences	RNP (Rural Neighborhood Preservation – Clark County)	R-E (Rural Estates Residential – Clark County)
East	Vacant, Church	TC (Town Center) and PF (Public Facilities)	TC-SC (Service Commercial) and C-V (Civic)
West	Las Vegas Valley Water District Facility, Single Family Residences	ML (Medium-Low Density Residential), RNP (Rural Neighborhood Preservation – Clark County)	P-F ( Public Facility), R-E (Rural Estates Residential – Clark County)

*\*The applicant has requested a General Plan Amendment from L (Low Density Residential), PR-OS (Parks/Recreation/Open Space) and ML (Medium-Low Density Residential) to PF (Public Facilities).*

<b>Special Districts/Zones</b>	<b>Yes</b>	<b>No</b>	<b>Compliance</b>
<b>Special Area Plan</b>			
Town Center	X		Yes*
<b>Special Districts/Zones</b>	<b>Yes</b>	<b>No</b>	<b>Compliance</b>
<b>Special Purpose and Overlay Districts</b>			
C-V Civic District	X		Yes
<b>Trails</b>	X		Yes**
<b>Rural Preservation Overlay District</b>		X	N/A
<b>Development Impact Notification Assessment</b>		X	N/A
<b>Project of Regional Significance</b>		X	N/A

\* As conditioned per SDR-26000.

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\*\* A required Multi-Use Transportation Trail will be constructed as to the requirements in the Master Plan Trails Element during the second phase of this park. Although this trail is not drawn on the landscape plan or the site plan, it is noted on the site plan and will be built as required. As the Trail is on site for a Park, the requirement will be the ten foot path, landscaping per site plan.

## **ANALYSIS**

The applicant has requested to construct a Public Park on 26.56 acres, located on the south side of Durango Drive and Juilano Road. The applicant has requested a General Plan Amendment from L (Low Density Residential), PR-OS (Parks/Recreation/Open Space) and ML (Medium-Low Density Residential) to PF (Public Facilities). The Public Facilities category allows for large governmental building sites and complexes, police and fire facilities, hospitals and rehabilitation sites, sewage treatment and storm water control facilities, and other uses considered public or semi-public such as libraries and public utility facilities.

In addition to the General Plan Amendment request, the applicant has requested a Rezoning (ZON-25999) from U (Undeveloped) [PR-OS (Parks/Recreation/Open Space) and ML (Medium-Low Density Residential General Plan Designations)] to C-V (Civic) and a Site Development Plan Review (SDR-26000) for a Public Park on 26.56 acres. Staff finds that this request complies with the following goals and objectives of the master plan:

- **Centennial Hills Sector Plan**

5.3 Goals, Objectives, Policies and Programs for Recreation and Open Space in Centennial Hills

Objective A: Continue to provide an adequate and diverse system of parks, open space, recreation facilities and services at the local, district, and regional levels.

- **Las Vegas 2020 Master Plan**

Focus of the Master Plan

Objective 3.6: To ensure that adequate amounts of park space and trail systems are designated and developed to meet or exceed national standards and standards established in the Master Plan Parks Element.

- **Las Vegas 2020 Master Plan – Parks Element**

All together, the Parks Element identifies a need for an additional 1550 acres of park land in the next 20 years. In the Northwest Sector, this additional acreage required at build out is expected to be 692 acres. This proposed public park will provide an additional 26.56 acres towards this 692 acre goal. In addition, a goal under Acquisition Priorities is to

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obtain park land while the land is still available and then develop a park as the population demands. The land for this park was acquired prior to the full development of the surrounding area and the phasing to will allow for this park to grow as the population dictates.

## **FINDINGS**

Section 19.18.030.I of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

1. The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,
2. The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,
3. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and
4. The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.

### **In regard to “1”:**

The density and intensity of the proposed General Plan Amendment to PF (Public Facilities) are compatible with the existing and adjacent land uses.

### **In regard to “2”:**

The proposed Rezoning (ZON-25999) application to C-V (Civic) zoning district is appropriate for the PF (Public Facilities) classification. This zoning district permits densities that are compatible or supportive of adjacent land uses or zoning districts.

### **In regard to “3”:**

The subject site is served by North Durango a 120-foot wide Parkway Aerial as designated by the Master Plan Streets and Highways, which is adequate to support the proposed Public Park.

### **In regard to “4”:**

As outlined previously in this report, the General Plan Amendment request meets the intent of the policies and objectives of the Las Vegas 2020 Master Plan (Parks Element) and the Centennial Hills Sector Plan.

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**NEIGHBORHOOD ASSOCIATIONS NOTIFIED** 3

**ASSEMBLY DISTRICT** 4

**SENATE DISTRICT** 9

**NOTICES MAILED** 132

**APPROVALS** 1

**PROTESTS** 0